

# 149-25 VIKING LANE

\$1,198,000

## ➤ SPECIFICATIONS

- 2 Bedrooms + Den
- 3 Bathrooms
- 1364 Square Feet + 650 Square Foot Terrace (buyer to verify)
- 2 Parking Spots
- Builder's Model Suite

## ➤ CONTACT



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## ➤ BUILDING FEATURES

- Non-smoking building
- Gym and Swimming Pool
- Party room
- Security
- Concierge
- Roof top patio in the second level
- Guest suites
- Ping pong, virtual golf, billiards and movie theatre
- Kipling Go and Subway Stations at your back door

## ➤ BUILDER UPGRADES

- 10ft ceilings
- Crown moulding
- Upgraded kitchen cabinetry and added 3rd level upper cabinets for increased storage
- Bottom Mount panelled refrigerator with ice maker
- Cool top radiant cooktop
- Wall mount canopy range hood
- Wall mount Convection Oven and Convection Microwave
- Burley electric fireplace with mantle
- Natural Gas line on the terrace
- Water line on the terrace
- 600+ square foot terrace
- Direct access to common garden space
- Built in Shelving in living and family room
- 42" HDTV included
- Large soaker tub in master bath
- Recessed lighting and added track lighting
- Natural gas and water for patio hookups included in common expenses

## ➤ OWNER UPGRADES

- Security system with glass breakers
- Restoration Hardware fixtures in 3 bathrooms
- Rainhead shower heads
- Seamless shower glass
- Separate filtered drinking water tap
- Patio planter pots with cedar privacy hedge
- Both Walk in closets with upgraded cabinetry and storage
- Handmade chandelier imported from France
- Window coverings included